

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

WEDNESDAY, FEBRUARY 22, 2023

ZONING ADMINISTRATOR HEARING ROOM

30 MUIR ROAD

MARTINEZ, CA 94553

1:30 P.M.

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at:

http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (888) 278-0254, followed by the access code 198675##. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link: <https://cccouny-us.zoom.us/j/89978154044>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccouny.us or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:

2. NOTICE OF FINE APPEAL: CONTINUED PUBLIC HEARING

- 2a. PABLO & MAXINE FARIAS (Owner): This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF21-00404. This case is for violation (s) of sections 88-4.206 (junkyard conditions defined), 82-2.006 (unlawful use of land), and 84-38.402 (uses permitted in an A-2 zoning district) The subject property is located on 26835 Marsh Creek Road, Brentwood. CF [Staff Report](#)
- 2b. HAMILTON DANIELLE R and AHART MICHEALIA K (Owners): This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00040. This case is for violation(s) of Land Sea shipping containers being stored on the parcel in an R-10 zoning district. The property address is 5577 Sobrante Ave, El Sobrante, California. RH [Staff Report](#)

3.. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 3a. WEST COAST LAND AND DEVELOPMENT, INC (Applicant & Owner), County File #CDDP21-03031: The applicant requests approval of a Development Plan to construct an approximately 22,247-square-foot 24-unit apartment building and covered carports, and to install of associated improvements (e.g. pavement, utilities, stormwater conveyance) on a vacant property. The project includes a Tree Permit for the removal of approximately seven code protected trees and a Variance request for a proposed 38'-6" height (where 30' is the maximum) and a 24.5' driveway aisle width (where 25' is the minimum). The project includes two units for low-income households and one unit for very low-income households and is requesting a Density Bonus of 2 units for a total of 24 units and is requesting a concession to reduce the Open Space requirement from 25% to 20.5%. The applicant is requesting reduction in development standards pursuant to Government Code 65915(p) for parking ratios and 65915(e) for reduced parking stall size, parking setbacks, and total number of covered parking spaces. The project includes approximately seven cubic yards of cut and 3,803 cubic yards of fill. The project requests an exception to Division 914, Collect and Convey requirements. The subject property is located approximately 125 feet north of Windhover Way and Pacheco Boulevard Intersection in unincorporated Martinez. (Zoning: Multiple-Family Residential, M-29) (APN: 380-220-066) (Continued from 01/23/23 LC) EL [Staff Report](#)

- 3b. SCOTT MUIR, LANDSCAPE ARCHITECT (Applicant) - JORDAN HARPOLE (Owner), County File #CDDP20-03030: The applicant requests approval of a Development Plan to allow deviations from the design standards provided in Condition of Approval #11 of Final Development Plan County File #CDDP01-03061 for the construction of a pool, multiple patios over 18 inches in height, and multiple retaining walls that are cumulatively over 3 feet in height, all outside of the final approved building envelope of the subject property. The project includes a request for approval of a Tree Permit to allow work within the driplines of three (3) code-protected oak trees. The project is located at 446 Legacy Drive in Alamo. The Zoning Administrator will consider taking related actions under the California Environmental Quality Act. (Zoning: Planned Unit, P-1); (Assessor's Parcel Number: 193-010-031) SS [Staff Report](#)
4. TREE PERMIT AND SMALL LOT DESIGN REVIEW: PUBLIC HEARING
- 4a. CASPER LIU, THOMAS JAMES HOMES (Applicant) – SF21G LLC (Owner), County File CDTP22-00053: The applicant requests approval of a Tree Permit and Small Lot Design Review for the removal of four code-protected trees of varying species and sizes (ranging from eight to 16 inches in diameter) and work within the drip lines of 13 additional code-protected trees, for the demolition of an existing single-family residence and pool, and construction of a new 4,684 square-foot two-story residence with an attached 464 square-foot garage, a 60 square-foot front porch, and a 276 covered outdoor living area adjoining the rear of the new residence to the south, on a parcel of substandard average width. The property is located at 56 Sandra Court in the Alamo area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 197-060-007) MLL [Staff Report](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MARCH 6, 2023